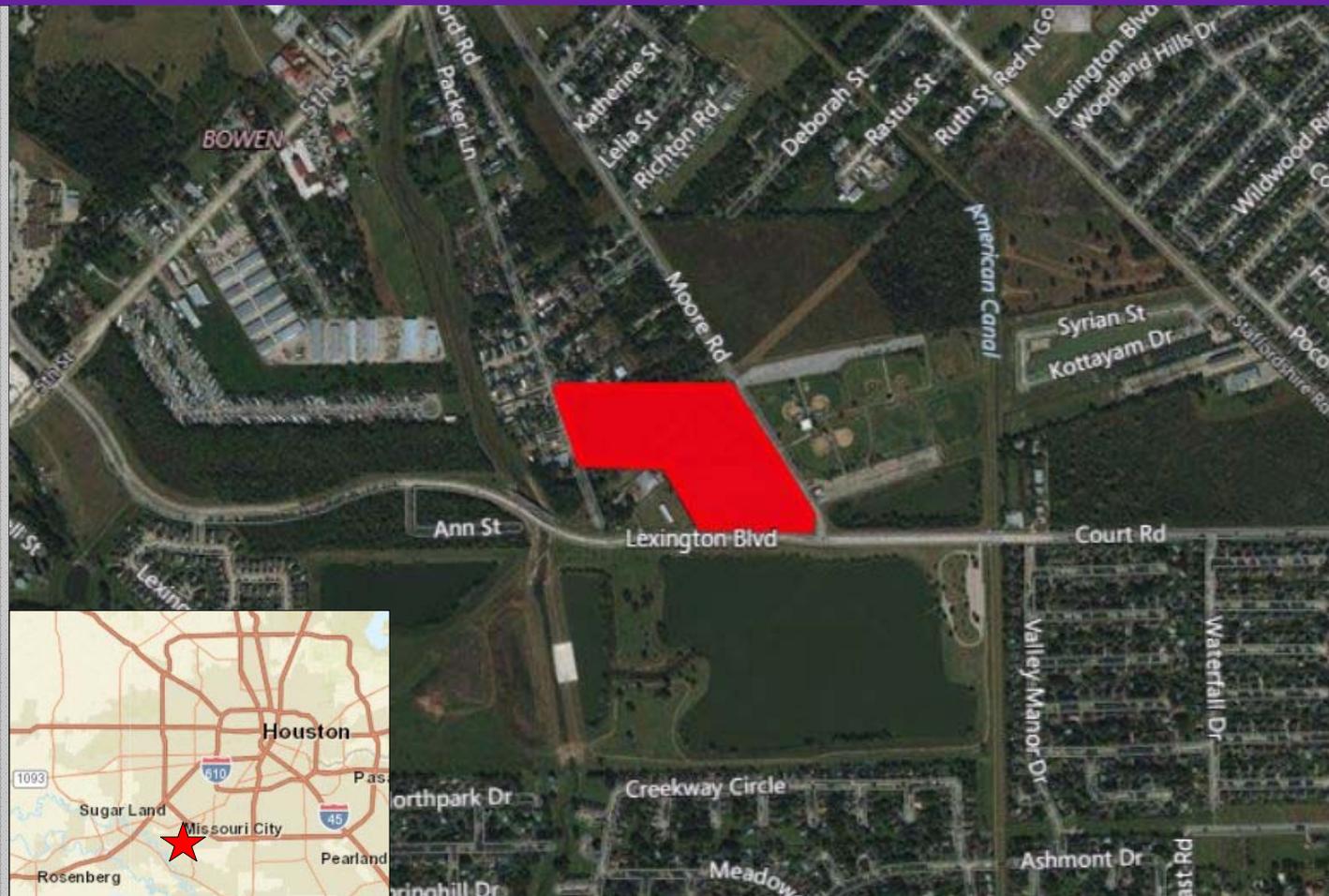


READY FOR DEVELOPMENT

FOR SALE

21± acres
Independence Blvd.
Missouri City, Texas 77489

- 21 Acres of land across from Sta-Mo Sports Complex at the NW corner of Moore Road and Independence in Missouri City
- Easy access to Beltway 8, Hwy 90, and the Southwest Freeway
- Perfect for residential development or light industrial project
- No Detention Required - regional detention nearby
- Sales Price: \$3,000,000



FOR FURTHER INFORMATION, PLEASE CONTACT:



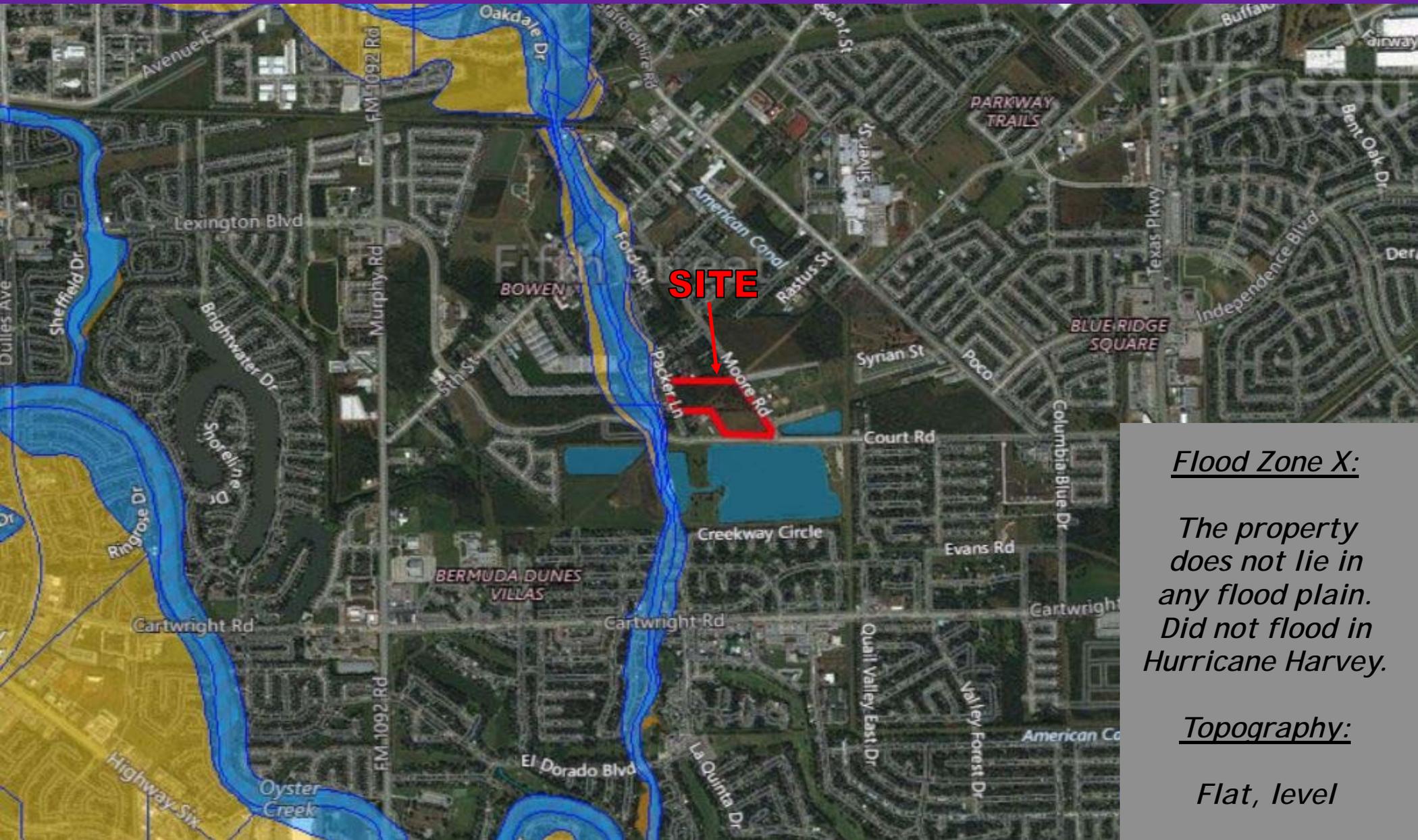
Main Office: 602 Sawyer St., Suite 100, Houston, TX 77007
www.pollanhausman.com

Trent Grothues, CCIM
832-487-9814 x107
Cell: 281-745-3536
trent@phcre.com

READY FOR DEVELOPMENT

FOR SALE

21± acres
Independence Blvd.
Missouri City, Texas 77489



Flood Zone X:

The property does not lie in any flood plain. Did not flood in Hurricane Harvey.

Topography:

Flat, level

READY FOR DEVELOPMENT

FOR SALE

21± acres
Independence Blvd.
Missouri City, Texas 77489



SITE

READY FOR DEVELOPMENT

FOR SALE

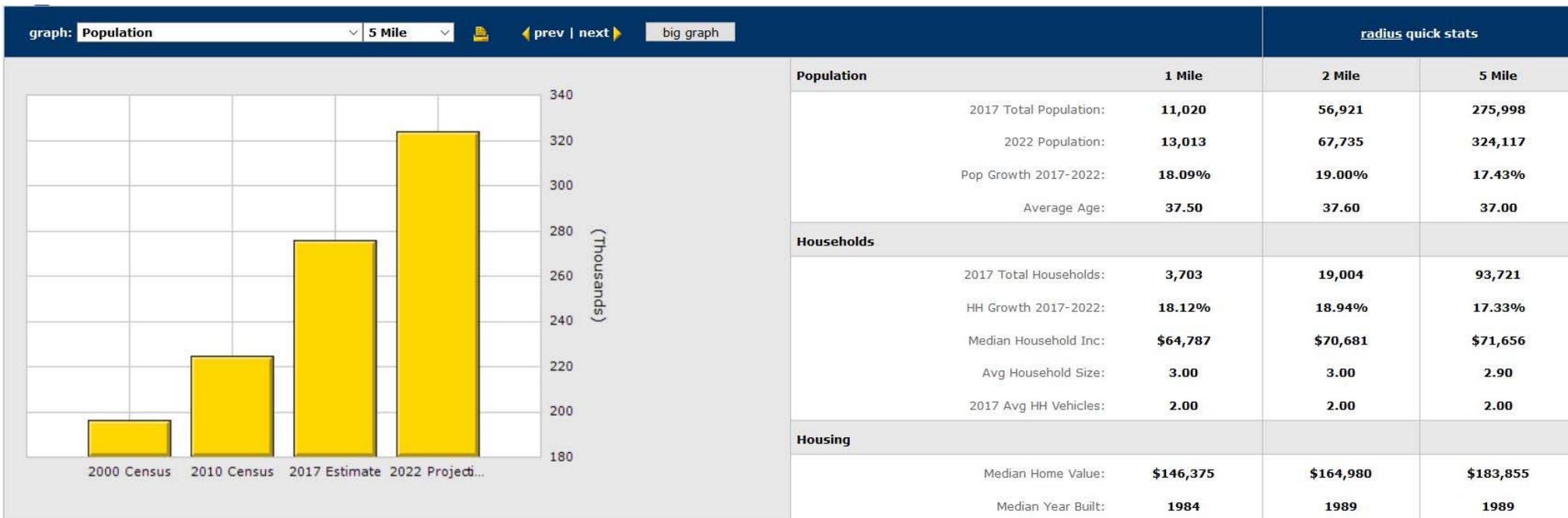
21± acres
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Missouri City, Texas 77489



READY FOR DEVELOPMENT

FOR SALE

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Missouri City, Texas 77489



Summary Demographics Daytime Employment Consumer Spending **Traffic**

Collection Street	Cross Street	Cross St Dist/Dir	Traffic Volume	Count Year	Dist from Subject	Type
Independence Blvd	Staffordshire Rd	1.03 E	3,160	2011	0.25	ADT
Court Rd	Valley Manor Dr	0.04 E	3,470	2016	0.38	MPSI...
Creekway Cir	Victoria Ct	0.01 W	200	2016	0.48	MPSI...
Rastus Ave	Staffordshire Rd	0.07 NE	280	2016	0.51	MPSI...
Ruth Ave		0.00	130	2016	0.51	MPSI...
Meadowcreek Dr	Ashmont Dr	0.06 NW	1,290	2016	0.63	MPSI...
Meadowcreek Dr	Meadow Creek Dr	0.02 S	1,887	2010	0.63	MPSI...
Forest Ridge Dr	Meadow Way Dr	0.02 E	1,690	2016	0.67	MPSI...
Cartwright Rd	la Quinta Dr	0.06 E	24,120	2016	0.70	MPSI...
Staffordshire Rd	Independence Blvd	0.12 SE	2,640	2016	0.71	MPSI...

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers, and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Pollan Hausman Real Estate Services, LLC	0606866	ppollan@pollanhausman.com	832-487-9814
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Pat Pollan	0385570	ppollan@pollanhausman.com	832-487-9814 x104
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Trent Grothues	0523173	tgrothues@pollanhausman.com	832-487-9814 x107
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials: _____

Date: _____